



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
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PLANNING BOARD

**NOTICE / AGENDA
REGULAR MEETING & PUBLIC HEARINGS
GRAFTON PLANNING BOARD**

Conference Room A *

"Zoom" Link: <https://us06web.zoom.us/j/82347760238>

**Grafton Municipal Center
30 Providence Road, Grafton, MA 01519
Monday, August 28, 2023**

RECEIVED TOWN CLERK
GRAFTON MA
2023 AUG 23 1 PM 3:06

7:00 p.m. Regular Meeting

- 1. Public Input**
- 2. Action Items**
 - A. Approval of Surety/Bond, "Abby Woods" (DP2020-01) subdivision, Abby Rad. *-Tentative-*
 - B. Draft Decision – Scenic Road Permit (SRP 2023-02), 62 Wesson Street Lot 1, Willard House Clock Museum (applicant/owner).
 - C. Zoning Bylaw amendments - Approve drafts, submit articles to Town Warrant and schedule public hearing
- 3. Discussion Items**
 - A. 5 Mill Street Park Site, Jane Wyrick, CMRPC
- 4. General Business**
 - A. Bills
 - B. Minutes of Previous Meetings
 - C. Staff Report
 - D. Correspondence
- 5. Reports from Planning Board Representatives on Town Committees and CMRPC**
- 6. Public Meetings/Hearing**
 - A. (7:30 PM) Request for a Special Permit (SP 2023-09/SPA), 8 Millennium Drive, 8 Millennium Drive / Valiant Enterprises LLC (applicant/owner). A request to consider an application for a Special Permit and Site Plan Approval request for a major business, office, and industrial complex, proposing to construct a 30,000 square foot building with associated site improvements, on property located at 8 Millennium Drive, shown as Grafton Assessor's Map 5, Lot 1J. Said property is located in an Office/Light Industrial (OLI) zoning district.
 - B. (7:30 PM) Request for a Scenic Road Permit (SRP 2023-03), 61 Wesson Street, Lot#1, Willard House Clock Museum (applicant/owner). A Hearing to consider an application for a Scenic Road Permit, for alterations to the stone wall for a driveway opening, including tree clearing, to be located at 61 Wesson Street, Lot 1, shown as Grafton Assessor's Map 22, Lot 5B. Said property is located in a Low Density Residential (R-40) zoning district.

The Planning Board reserves the right to take agenda items out of order.

Grafton Planning Board
Meeting Agenda
August 28, 2023

- C. (7:30 PM) Request for a Scenic Road Permit (SRP 2023-01), 62 Wesson Street Lots #2 & 3, Willard House Clock Museum (applicant/owner). A Hearing to consider an application and vote on a draft decision, for a Scenic Road Permit, for alterations to the stone wall for a common driveway opening, to be located at 62 Wesson Street, Lots 2 & 3, shown as Grafton Assessor's Map 22, Lot 12, Said property is located in a Low Density Residential (R-40) zoning district. *Continued from August 14, 2023.*
- D. (7:30 PM) Request for Special Permit (SP 2023-06/SPA) and Site Plan, 124 Westboro Road, Westboro Road Property Owner, LLC c/o GFI Partners / Mass. Development Finance Agency (applicant/owner). A request to consider an application for a Special Permit and Site Plan Approval request for a major industrial complex, consisting of light manufacturing and warehouse facilities, on property located at 124 Westboro Road, shown as Grafton Assessor's Map 12, Lot 1B. Said property is located in an Office/Light Industrial (OLI) and Chapter 43D Priority Development Overlay District (PDSOD) zoning district. *Continued from August 14, 2023. Applicant has requested a public hearing continuance to September 25, 2023.*

7. Any Other Items Which May Lawfully Come Before the Board
8. Vote to Extend Duration of Meeting Beyond 10:00 P.M. (If Necessary)
9. Adjournment

* Remote Access to Public Meetings - Zoom Video Communications, Inc. ("Zoom") will be used for remote conferencing services to allow for remote access to public meetings. Web addresses will be provided as part of each meeting's agenda posted to the town calendar on the homepage of Grafton's website, www.grafton-ma.gov.

The August 28, 2023, Planning Board Meeting may be accessed using the following link:
<https://us06web.zoom.us/j/82347760238>